

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006

DEPARTMENT: PUBLIC WORKS

**ITEM DESCRIPTION: APPROVAL OF AN ENCROACHMENT REQUEST FROM
LONGFORD PROPERTIES MANAGEMENT ON BEHALF OF BUFFALO
WASHINGTON III, LLC, OWNER (SOUTHEAST CORNER OF BUFFALO DRIVE AND
WASHINGTON AVENUE) - WARD 2 (WOLFSON)**

1. Encroachment Exhibit "A" (legal description of monument sign)
2. Encroachment Exhibit "B" (southeast corner of Buffalo Drive and Washington Avenue - monument sign)
3. Encroachment Exhibit "C" (basis of bearings for monument sign)
4. Encroachment Exhibit "D" (vicinity map)
5. Encroachment Exhibit "E" (cross-sections of the monument sign, retaining wall and trail)
6. Encroachment Exhibit "F" (legal description of proposed landscaped area)
7. Encroachment Exhibit "G" (continuation of legal description of proposed landscaped area)
8. Encroachment Exhibit "H" (southeast corner of Buffalo Drive and Washington Avenue- landscaping)
9. Encroachment Exhibit "I" (basis of bearings for landscaping)
10. Encroachment Exhibit "J" (cross-section of trail, landscaping and retaining wall)
11. Encroachment Exhibit "K" (cross-section of landscaping and monument sign)



JOB NO: CN24174
DATE: April 10, 2006
BY: JRP
PR BY: TJK

7425 Peak Drive
Las Vegas, Nevada 89128
(702) 933-7000
Fax (702) 933-7001

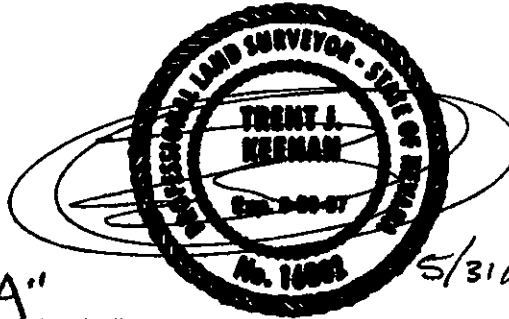


EXHIBIT "A"

EXPLANATION:

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF WASHINGTON AVENUE AND EAST OF BUFFALO DRIVE, FOR MONUMENT SIGNAGE PURPOSES.

**LEGAL DESCRIPTION
MONUMENT SIGN**

LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), SAME BEING THE CENTERLINE INTERSECTION OF WASHINGTON AVENUE AND BUFFALO DRIVE; THENCE SOUTH 00°38'46" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) COINCIDENT WITH THE CENTERLINE OF SAID BUFFALO DRIVE, 89.14 FEET; THENCE NORTH 89°21'14" EAST DEPARTING SAID WEST LINE AND SAID CENTERLINE, 37.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°38'46" WEST, 15.27 FEET; THENCE NORTH 89°22'49" EAST, 5.00 FEET; THENCE NORTH 00°38'46" WEST, 12.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY 12.66 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°01'08"; THENCE SOUTH 59°21'10" EAST, 26.05 FEET RADIALLY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 54.00 FEET, SAME BEING THE EASTERLY RIGHT-OF-WAY OF SAID BUFFALO DRIVE; THENCE SOUTHWESTERLY 28.11 FEET ALONG SAID CURVE AND EASTERLY RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 29°49'20"; THENCE NORTH 89°10'30" WEST DEPARTING SAID EASTERLY RIGHT-OF-WAY, 22.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 792 SQUARE FEET (0.02 ACRES) MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

SOUTH 89°35'24" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA PER PLAT MAP BOOK 86, PAGE 24, CLARK COUNTY OFFICIAL RECORDS.

M:_mapping\2004\cn24174\descriptions\24174v-monument-sign.doc

M:_mapping\2004\cn24174\dwg\exhibits\24174v-monument-sign.dwg

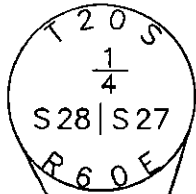
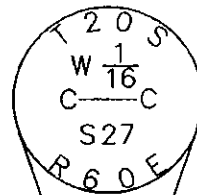


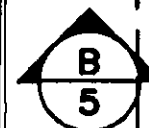
EXHIBIT "B"



WASHINGTON AVENUE

S89°35'24"E (B.O.B.) 1311.43'

P.O.C.



BUFFALO DRIVE
S00°38'46"E

P.O.B.

L1
L2
L3
L4
L5
L6
L7

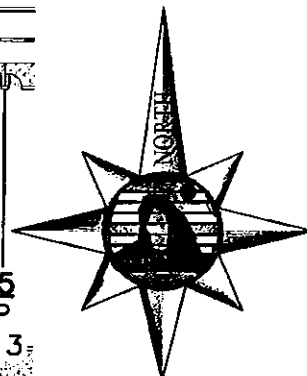
C1
C2

R2
R7

APN: 138-27-301-015

LOT 1 OF PARCEL MAP

FILE: 104 PAGE: 13



N.T.S.

EXHIBIT
MONUMENT-SIGN
HORIZONTAL EXHIBIT



WRIGHT ENGINEERS

7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001

EXHIBIT "C"

CURVE TABLE			
No.	RADIUS	DELTA	LENGTH
C1	25.00'	29°01'08"	12.66'
C2	54.00'	29°49'20"	28.11'

RADIAL LINE TABLE		
No.	BEARING	LENGTH
R1	N59°21'10"W	54.00'
R2	N89°10'30"W	54.00'

LINE TABLE		
No.	BEARING	LENGTH
L1	S00°38'46"E	99.14'
L2	N89°21'14"E	37.00'
L3	N00°38'46"W	15.27'
L4	N89°22'49"E	5.00'
L5	N00°38'46"W	12.22'
L6	S59°21'10"E	26.05'
L7	N89°10'30"W	22.56'

BASIS OF BEARINGS

SOUTH 89°35'24" EAST

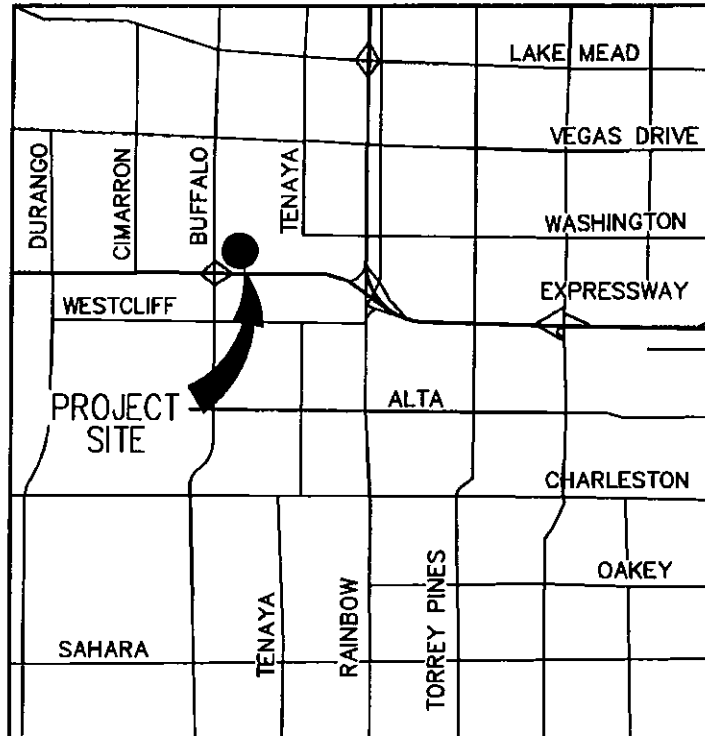
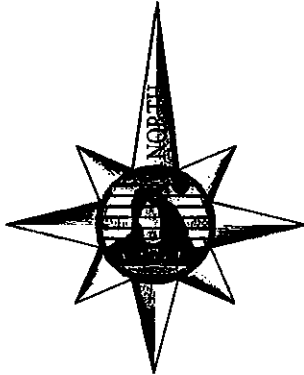
BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA PER PLAT MAP BOOK 86, PAGE 24, CLARK COUNTY OFFICIAL RECORDS.

EXHIBIT
MONUMENT-SIGN
LINE & CURVE TABLES



WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001

EXHIBIT "D"

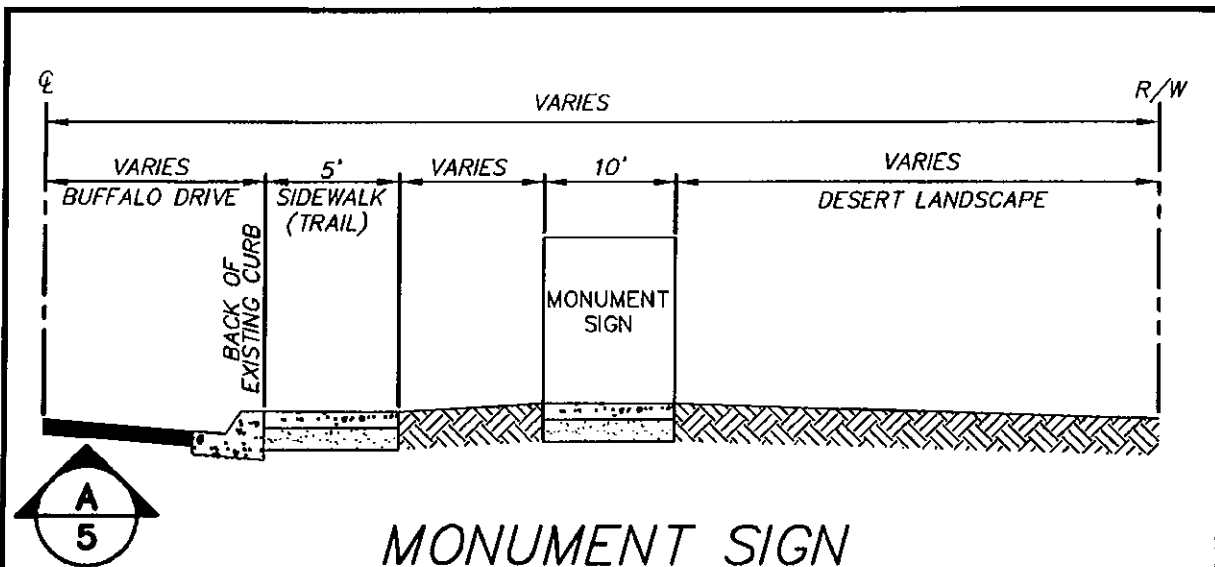


VICINITY MAP
SCALE: NTS

EXHIBIT
MONUMENT-SIGN
VICINITY MAP

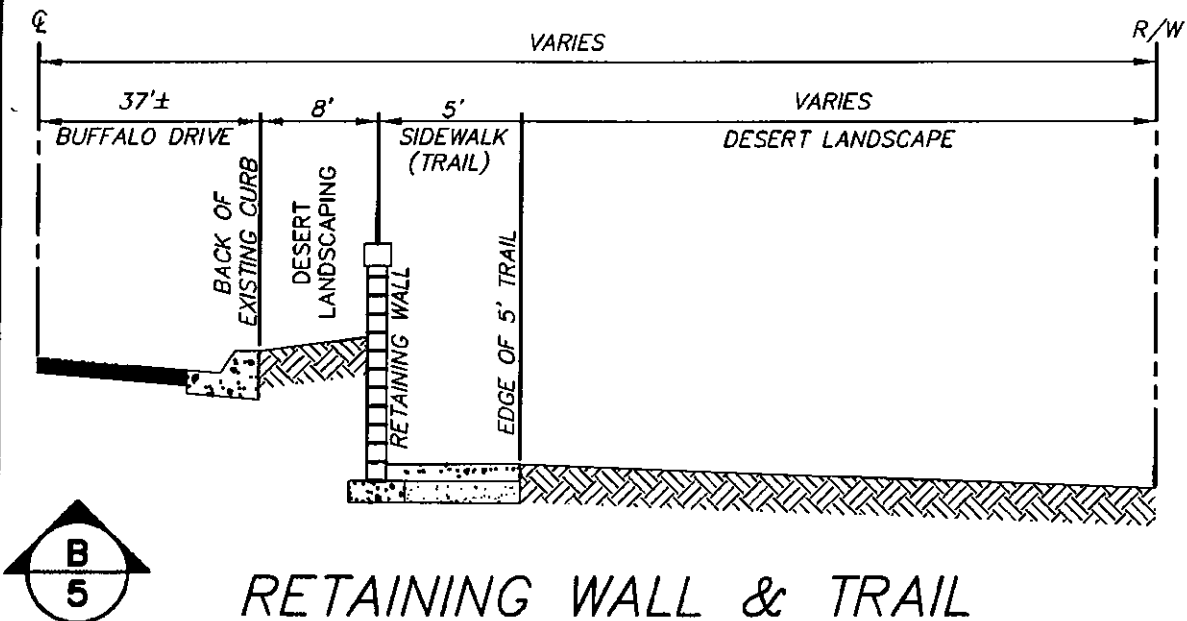


WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001



N.T.S.

EXHIBIT "E"



N.T.S.

EXHIBIT
MONUMENT-SIGN,
CROSS SECTIONS



WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001



ENGINEERS

JOB NO: CN24174

DATE: April 10, 2006

BY: JRP

PR BY: TJK

7425 Peak Drive
Las Vegas, Nevada 89128
(702) 933-7000
Fax (702) 933-7001

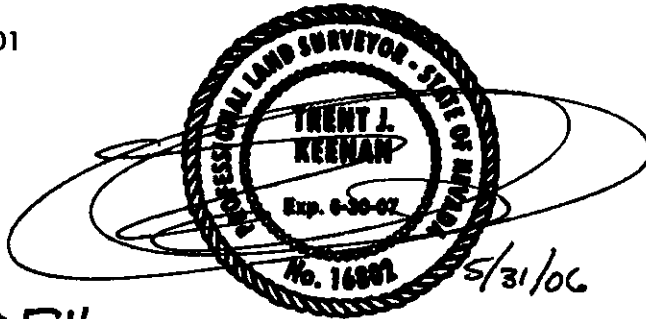


EXHIBIT "F"

EXPLANATION:

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF WASHINGTON AVENUE AND EAST OF BUFFALO DRIVE, FOR LANDSCAPE AGREEMENT PURPOSES.

LEGAL DESCRIPTION LANDSCAPE AGREEMENT

LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), SAME BEING THE CENTERLINE INTERSECTION OF WASHINGTON AVENUE AND BUFFALO DRIVE; THENCE SOUTH 89°35'24" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) COINCIDENT WITH THE CENTERLINE OF SAID WASHINGTON AVENUE, 115.38 FEET; THENCE SOUTH 00°24'32" WEST DEPARTING SAID NORTH LINE AND CENTERLINE, 45.00 FEET RADIALLY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 54.00 FEET, SAME BEING THE SOUTHERLY RIGHT OF WAY OF SAID WASHINGTON AVENUE, AND THE POINT OF BEGINNING;

THENCE SOUTHWESTERLY 84.43 FEET ALONG SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 89°35'02" TO THE EASTERLY RIGHT-OF-WAY OF THE AFFORMENTIONED BUFFALO DRIVE; THENCE SOUTH 19°50'37" EAST ALONG SAID EASTERLY RIGHT-OF-WAY AND A PROLONGATION THEREOF, 357.50 FEET; THENCE NORTH 88°05'44" WEST, 65.72 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY 78.31 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°26'58"; THENCE NORTH 00°38'46" WEST, 111.63 FEET; THENCE SOUTH 89°21'14" WEST, 26.68 FEET; THENCE NORTH 00°38'46" WEST, 188.96 FEET; THENCE NORTH 89°22'49" EAST, 5.00 FEET; THENCE NORTH 00°38'46" WEST, 12.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, 39.51 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°33'19" TO THE PROLONGATION OF THE AFFORMENTIONED SOUTHERLY RIGHT-OF-WAY; THENCE NORTH 89°54'33" EAST ALONG SAID PROLONGATION, 47.29 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED
JOB NO. CN24174
DATE: April 10, 2006
PAGE 2 OF 4

CONTAINING 23,816 SQUARE FEET (0.55 ACRES) MORE OR LESS, AS DETERMINED BY
COMPUTER METHODS.

BASIS OF BEARINGS

SOUTH 89°35'24" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW
1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA PER PLAT MAP BOOK 86, PAGE 24,
CLARK COUNTY OFFICIAL RECORDS.

M:_mapping\2004\cn24174\descriptions\24174v-landscape-agreement.doc
M:_mapping\2004\cn24174\dwg\exhibits\24174v-landscape-agreement.dwg

EXHIBIT "G"

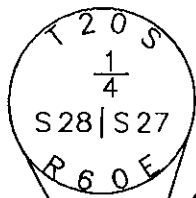
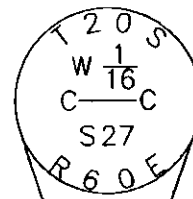


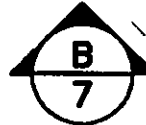
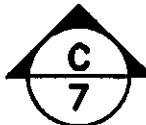
EXHIBIT "H"



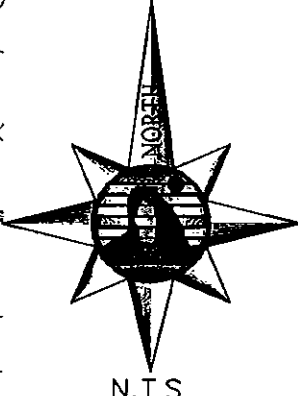
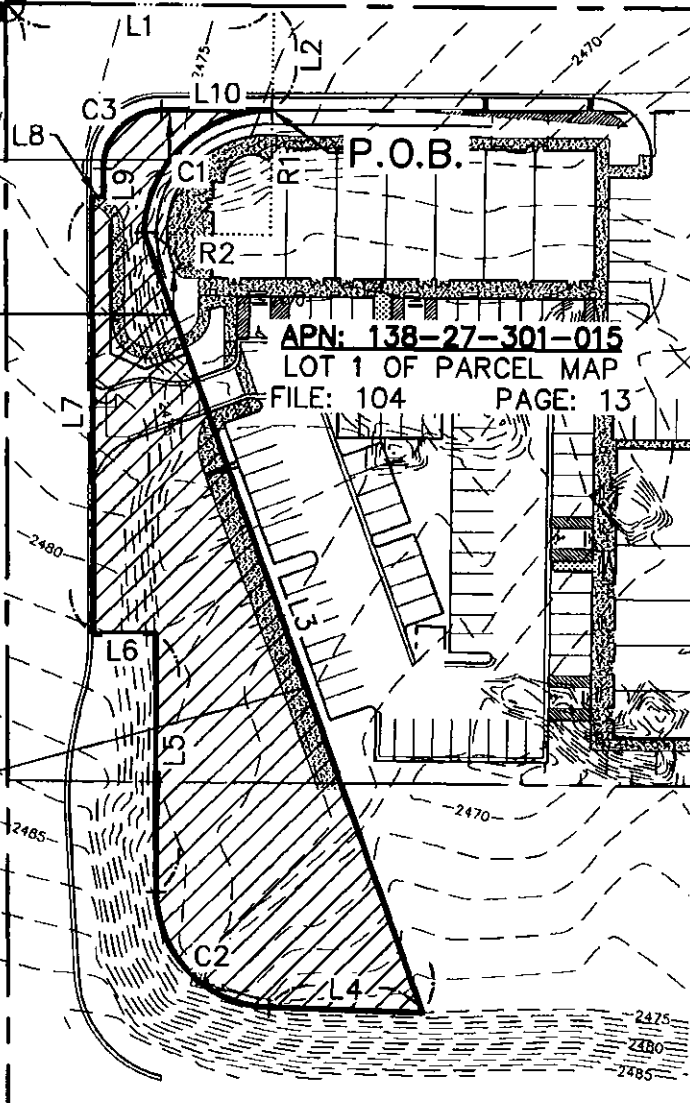
P.O.C.

WASHINGTON AVENUE

S89°35'24"E (B.O.B.) 1311.43'



BUFFALO DRIVE
N00°38'46"W



APN: 138-27-301-015

LOT 1 OF PARCEL MAP

FILE: 104 PAGE: 13

EXHIBIT

LANDSCAPE-AGREEMENT-01
HORIZONTAL EXHIBIT



WRIGHT ENGINEERS

7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001

EXHIBIT "I"

CURVE TABLE			
No.	RADIUS	DELTA	LENGTH
C1	54.00'	89°35'02"	84.43'
C2	50.00'	87°26'58"	76.31'
C3	25.00'	90°33'19"	39.51'

RADIAL LINE TABLE		
No.	BEARING	LENGTH
R1	N00°24'32"E	54.00'
R2	N89°10'30"W	54.00'

LINE TABLE		
No.	BEARING	LENGTH
L1	S89°35'24"E	115.38'
L2	S00°24'32"W	45.00'
L3	S19°50'37"E	357.50'
L4	N88°05'44"W	65.72'
L5	N00°38'46"W	111.63'
L6	S89°21'14"W	26.68'
L7	N00°38'46"W	188.96'
L8	N89°22'49"E	5.00'
L9	N00°38'46"W	12.22'
L10	N89°54'33"E	47.29'

BASIS OF BEARINGS

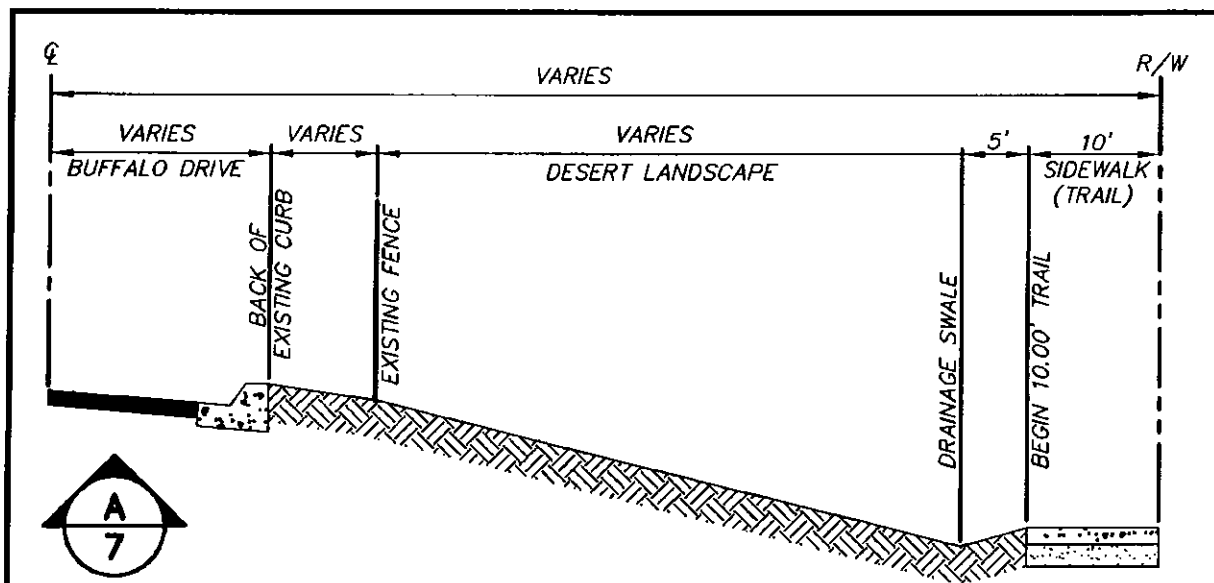
SOUTH 89°35'24" EAST

BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA PER PLAT MAP BOOK 86, PAGE 24, CLARK COUNTY OFFICIAL RECORDS.

EXHIBIT
LANDSCAPE-AGREEMENT-01
CURVE AND LINE TABLES



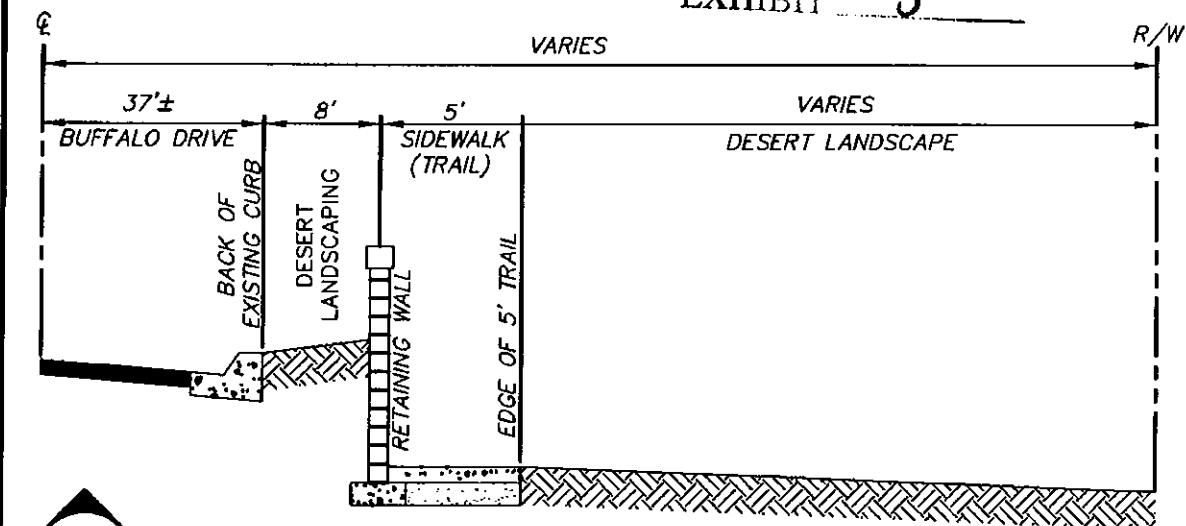
WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001



TRAIL & LANDSCAPE TO BUFFALO DRIVE

N.T.S.

EXHIBIT "J"



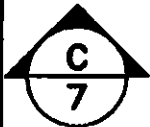
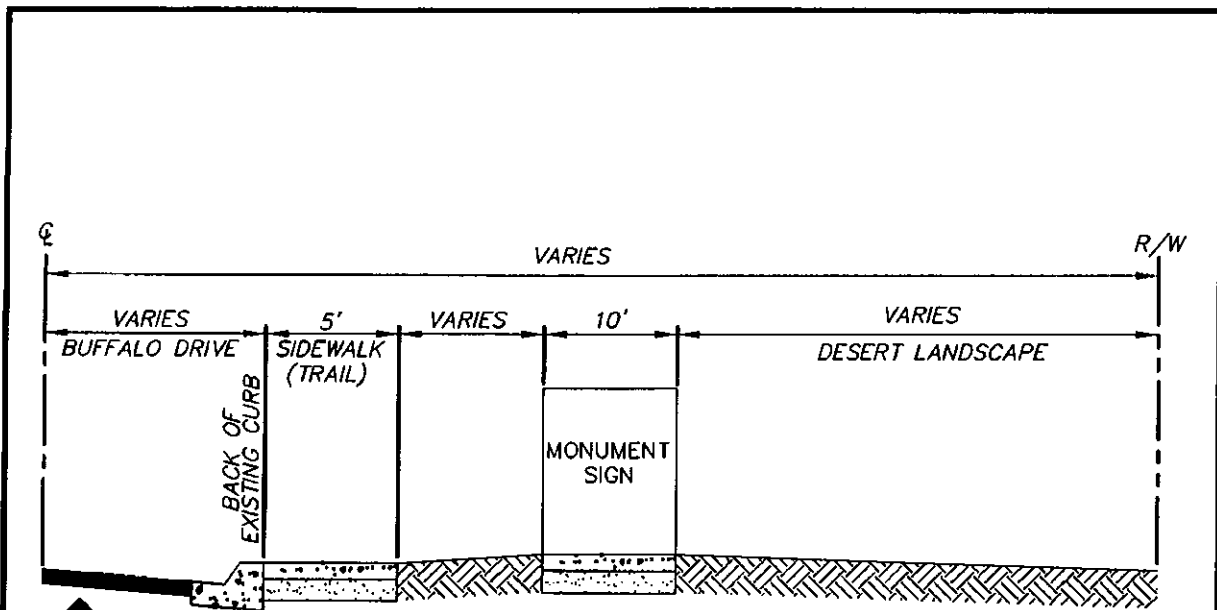
RETAINING WALL & TRAIL

N.T.S.

EXHIBIT
LANDSCAPE-AGREEMENT-01
CROSS SECTIONS



WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001



MONUMENT SIGN

N.T.S.

EXHIBIT "K"

EXHIBIT
LANDSCAPE-AGREEMENT-01
CROSS SECTIONS



WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001